



CIVIL ENGINEERING
SURVEYING
LAND PLANNING

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BZA Application
Chris & Penny Evans
1100 N. Main St. Franklin, OH 45005
04/14/2025

Narrative Statement

- A. Special conditions and circumstances peculiar to the site which are not generally applicable to other lands within the same zoning district:
- This tract is located in an R-1A district which allows lots 15,000 SF and larger.
 - The Evans tract is 14 acres (609,480 SF) by comparison which should allow the larger structure footprint of 4,320 SF compared to the Code allowable 3,040 SF for a 15,000 SF tract.
- B. Special conditions of much larger tract area that exist were not created by owner. The family owned subject property prior to annexation and had agreed to annexation based on City commitment to allow continued agricultural use of the land.
- C. The proposed size of the building, and the side yard location of the proposed building, are both needed for the intended use, as the proposed building and existing home both have side entry garage doors facing each other, and will share the existing paved area with a small expansion.
- D. Hence the need variances to allow the proposed building size and location within the side yard. The side yard distance proposed is 65' which far exceeds the minimum side yard requirement. The variance is not substantial and is the minimum needed for reasonable use of the land.
- E. The reason why applicant is seeking the variance cannot be resolved through any reasonable method other than the variance.
- F. The essential character of the neighborhood will not be substantially altered nor will adjoining properties suffer substantial detriment of the variance.
- G. The variance will not adversely affect the delivery of governmental services such as water, sewer, and trash pickup.
- H. Granting the variance will be in harmony with the general purpose and intent of the zoning requirement the applicant seeks a variance from and will not otherwise be detrimental to the public's health, safety and welfare.
- I. Granting of the variance requested will not confer upon the applicant any special privilege that is denied by this UDO to other lands, structures, or buildings in the same district.

